140.A	0001	0074.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	418,200	/	418,200
USE VALUE:	418,200	/	418,200
ASSESSED:	418,200	/	418,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72	-74	MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #: 74A

Owner 1:	LIN KENNETH Y
Owner 2:	YAU MICHELLE S
Owner 3:	
Street 1:	74 MT VERNON ST #74A
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TEETER D ANDREW & DENISE C -
Owner 2:	-
Street 1:	72 MT VERNON STREET UNIT 7A
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1902, having primarily Vinyl Exterior and 1005 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	418,200			418,200
Total Card	0.000	418,200			418,200
Total Parcel	0.000	418,200			418,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.12 | /Parcel: 416.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 310720

GIS Ref

GIS Ref

Insp Date 03/03/17

PREVIOUS ASSESSMENT

Parcel ID: 140.A-0001-0074.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	418,200	0	.		418,200		Year end	12/23/2021
2021	102	FV	406,600	0	.		406,600		Year End Roll	12/10/2020
2020	102	FV	400,800	0	.		400,800	400,800	Year End Roll	12/18/2019
2019	102	FV	409,400	0	.		409,400	409,400	Year End Roll	1/3/2019
2018	102	FV	363,000	0	.		363,000	363,000	Year End Roll	12/20/2017
2017	102	FV	331,700	0	.		331,700	331,700	Year End Roll	1/3/2017
2016	102	FV	331,700	0	.		331,700	331,700	Year End	1/4/2016
2015	102	FV	307,100	0	.		307,100	307,100	Year End Roll	12/11/2014

!15670!

PRINT

Date	Time
12/30/21	21:09:30

LAST REV

Date	Time
06/30/21	11:50:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TEETER D ANDREW	69076-318		3/30/2017		480,000	No	No		
MADISON RICHARD	51468-158		7/22/2008		300,000	No	No		

USER DEFINED

Prior Id # 1:	89665
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2013	702	Re-Roof	6,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2021	USPS	MM	Mary M
3/3/2017	Measured	DGM	D Mann
4/30/2014	External Ins	PC	PHIL C
6/19/2013	Info Fm Prmt	EMK	Ellen K
1/21/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8035													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	3 - 3rd Floor
% Own:	28.100000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	411.709
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513731
Depreciation:	95554
Depreciated Total:	418177

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	432.29
Special Features:	0	Val/Su Net:	416.12
Final Total:	418200	Val/Su SzAd	416.12

SKETCH

UnSketched SubAreas:
GLA: 1005,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,005	411.710	413,767

Net Sketched Area:	1,005			Total:	413,767
Size Ad	1005	Gross Area	1005	FinArea	1005

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.A-0001-0074.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: